Little Pinions , Ross-On-Wye HR9 6AT

£899,000

naylor powell

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• Versatile detached home with 4 acres • Elevated location offering far reaching views • Spacious living accommodation in rural location • Stables and outbuildings • Ample off road parking • EPC E51 • Herefordshire County Council - Tax band F - £3,487.31 2025/26

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Entrance Porch

To the front of the property is an oak framed porch with glazed panels and further door leading into the home.

Dining Hall

A generous reception hall with tiled flooring, stairs leading off to the Master suite, archway opening into inner hallway and double doors that give access to the living room.

Living Room

A light and spacious room boasting a fireplace with inset wood-burning stove, triple aspect windows with outlook over the gardens and grounds, and allowing in an abundance of natural light, plus sliding patio doors to a sun trap patio area.

Kitchen Breakfast Room

Accessed via inner hallway is the extremely well-appointed kitchen with tiled flooring, a range of base and wall mounted units with work tops, cupboards, and drawers. There is a one and half bowl sink unit with a Quooker instant hot water tap and waste disposal unit under, space for appliances, two windows to the rear aspect showcasing the views over the gardens and towards the farmland beyond.

Utility Room

A practical space with stainless steel sink unit, ample storage in further cupboards and drawers, plumbing and space for washing machine and dryer, tiled flooring and both door and window to the rear aspect.

Bedroom

Further down the inner hall which has two windows to the front aspect, stairs up to further bedrooms and doors leading off is a bedroom currently used as a craft room with built in wardrobe and windows to the front aspect.

Bedroom
Generous double bedroom with a built-in wardrobe and window to rear aspect.

Family Bathroom
Well-appointed with a white suite comprising bath, WC, vanity wash basin, and a separate shower enclosure with a direct-feed shower. Frosted windows to the rear.

First Floor Bedroom/Office
From the hall, stairs lead up to the versatile office/bedroom which has a dormer window bay to the front, an ideal nook for a work desk, eaves storage and roof light window to the rear. There is a door leading into next bedroom.

Bedroom
Double room with dormer bay to the front and door into storage space.

Master Suite
Accessed via the staircase off the dining hall is the Master Suite comprising a large bedroom with windows to the front and rear aspect, impressive walk-in wardrobe storage with an array of hanging space and shelving plus roof light to the rear and a well appointed ensuite shower room boasting double walk in shower enclosure, WC and wash basin and a roof light window.

Outside
A gated access off the lane leads onto the property, and a driveway opens up to a large parking area with space for several cars and in turn leads to the two garages. The garages both have electric roller shutter doors, power, and lighting. The gardens to the front are well established with a large expanse of lawn, with a number of native trees and a variety of mature beds and borders. To the one side of the home is a secluded patio area with access from the living room, which in turn opens up to the rear gardens which boasts further areas of lawn, additional seating and patio areas, established beds, and a greenhouse. The formal gardens at the rear are enclosed by hedging. Beyond the gardens at the rear are grass paddocks ideal for equestrian use or many other pursuits, and also include a timber stable block with 4 loose boxes (3.74 x 3.65), a covered wood store/barn, and a hardstanding yard. There is a further paddock at the front of the ground, adjacent to the driveway, with gated access off the lane as well as from the stable area.

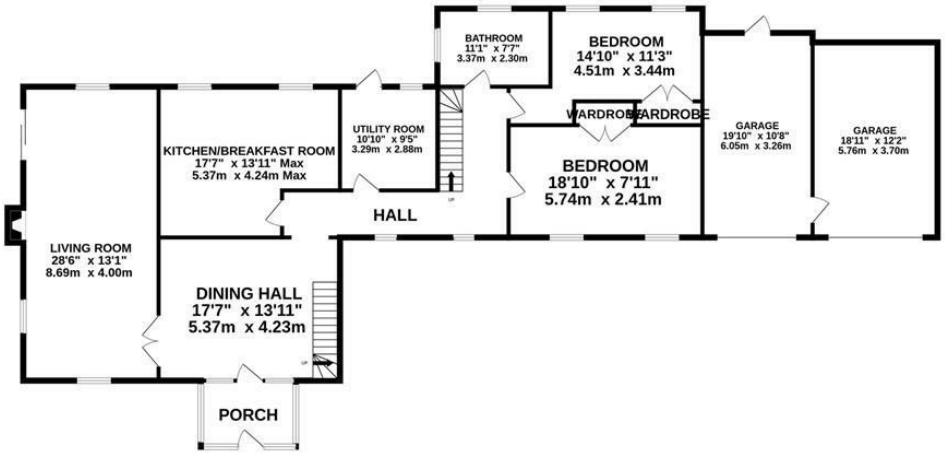
Location
Glewstone is a small village located approx. three miles from Ross-on-Wye, a popular market town. The high street

features a variety of shops, independently-owned boutiques, a range of restaurants, pubs, and several leisure facilities. There are also supermarkets plus four schools in the town - three primaries and one secondary, all of which boast 'Good' Ofsted ratings. Glewstone itself includes the renowned Glewstone Court Country House, which houses a two Rosette-award restaurant, The Cedar Tree.

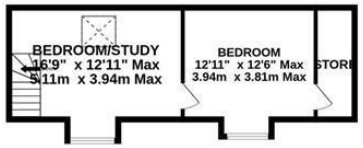
Material information

Tenure: Freehold
Council tax band: F
Local authority and rates: Herefordshire County Council F £3,816.78 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic Tank - private
Heating: Oil fired
Broadband speed: Basic (ADSL) 4mb, Ultrafast (FTTP) 1800mb
Mobile phone coverage: EE, Vodaphone, O2, Three

GROUND FLOOR
2089 sq.ft. (194.0 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2939 sq.ft. (273.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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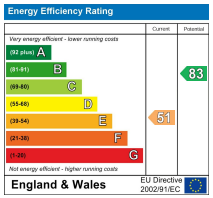
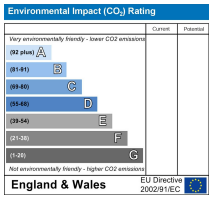
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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